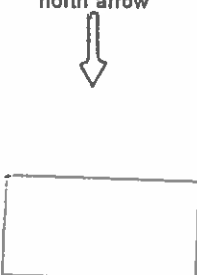


COLORADO HISTORICAL SOCIETY Office of Archaeology and Historic Preservation 1300 Broadway Denver, CO 80203 HISTORIC BUILDING INVENTORY		SITE NO.: SME8617
COUNTY: Mesa	CITY: Grand Junction	Eligible for National Register <input type="checkbox"/> yes <input type="checkbox"/> no date _____ initials _____ Criteria <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D Contributes to a potential National Register district <input type="checkbox"/> yes <input type="checkbox"/> no district name: _____
HISTORIC BUILDING NAME: The Duplex at 609 1/2-611 1/2 Grand		Eligible for State Register <input type="checkbox"/> yes <input type="checkbox"/> no date _____ initials _____ Criteria <input type="checkbox"/> a <input type="checkbox"/> b <input type="checkbox"/> c <input type="checkbox"/> d <input type="checkbox"/> e Areas of significance: _____ _____ Period of significance _____ Needs data <input type="checkbox"/> date _____ initials _____
CURRENT BUILDING NAME:		LOCAL LANDMARK DESIGNATION: [] yes [X] no Date of designation: N/A Designating authority: N/A
ADDRESS: 609 1/2 - 611 1/2 Grand Ave., Grand Junction, CO		P.M.: UTE township: 1S range:1W NE 1/4 of NE 1/4 of NE 1/4 of SW 1/4 of section 14
OWNER NAME & ADDRESS: Theodore B. Koeman, 769 Elm Ave., Grand Junction, CO 81501-3027		UTM REFERENCE-12 Easting: 710920 Northing: 4327180
		USGS QUAD NAME: Grand Junction Year: 1962; photorevised 1973 [X] 7.5' [] 15'
STYLE: Vernacular Wood Frame		Block: 83 Lot(s): 3 and 4 Addition: Year of addition:
BUILDING TYPE:		[X] original location [] moved Date of moves(s):
MATERIALS: Concrete Foundation - Wood Frame - Asphalt Shingle Roof		HISTORIC USE: Domestic PRESENT USE: Domestic
STORIES: 1	SQUARE FOOTAGE: 800	DATE OF CONSTRUCTION- estimate: 1922 actual: Source of information: Tax Assessor's Records
PLAN SHAPE: <div style="text-align: center;"> north arrow  </div>		ARCHITECT: Unknown Source of information:
		BUILDER/CONTRACTOR: Unknown Source of information:
		ORIGINAL OWNER: Charles Nichols Source of Information: Lot and Block Books
		ASSOCIATED BUILDINGS- [X] yes [] no Type: House At Front

ARCHITECTURAL DESCRIPTION: One story, with hip roof. Duplex has two front doors situated under a central gable. Both front doors are flush with three lights, and each has a wood frame screen door. Pair of large, five light, fixed pane, picture windows on the east and west side of facade. Other windows around the house are double hung, wood sash, two-over-two, with metal frame storms windows. The south, alley elevation, has two paneled doors with a light, and wood frame screen doors. On the east and west ends of that elevation each have a pair of windows. Two single windows are in the center. Blue simple drop siding. Window frames and surrounds, porch doors, corner boards, raking cornices are dark blue. Porch door frames are red. Foundation skirted with blue simple drop siding.

Landscaped yard with mature tree and small pine in front yard. Row of plants along west side of lot. Alley in back.

PHOTOGRAPHS (include photographs showing each side of building and any associated buildings)

Film roll no.: 43
Negative no.: 10

Photographer: Carolyn Howard
Location of negatives: City Of Grand Junction

CONSTRUCTION HISTORY (include description and dates of major additions, alterations, or demolitions): Additional construction or modifications not noted in Assessor's records.

HISTORICAL BACKGROUND (discuss important persons and events associated with this building): This building was first owned by Grace and Charles Nichols, a clerk and later a railroad ticket agent, ca. 1923-1937. Beatrice and Victor DeMerschman owned the property after ca. 1939-1940, and converted it to apartments. This building, at the rear of 609 Grand Avenue, may have been a four car garage. By 1941, it was remodeled into two apartments numbered 611A and B. It is now numbered 609 1/2 and 611 1/2 Grand Avenue. There have been many short term renters.

INFORMATION SOURCES (be specific): Plat Map, Appraisal Card, Lot and Block Books, Grand Junction City Directories. Sanborn Fire Insurance Maps: 1961, 1947.

SIGNIFICANCE (check appropriate categories)

Architectural significance:
 represents the work of a master
 possess high artistic value
 represents a type, period, or method of construction

Historical significance:
 associated with significant person(s)
 associated with significant event
 associated with a pattern of events
 contributes to an historic district

National Register eligibility:
Individual yes no
Criteria: A B C D
Area(s) of significance: Architecture

Contributes to a potential district:
yes no
District name:

Period of significance: 1922

THEME(S):

STATEMENT OF SIGNIFICANCE (briefly justify the significance checked above): Remodeled circa 1940, the large windows with five horizontal lights in the facade are of that period. Although not eligible for the National Register, this house may contribute to a local register.

INVENTORY COMPLETED BY: Museum Group Staff

DATE: 5/31/96

AFFILIATION: Museum of Western Colorado

PHONE: (970) 241-9117

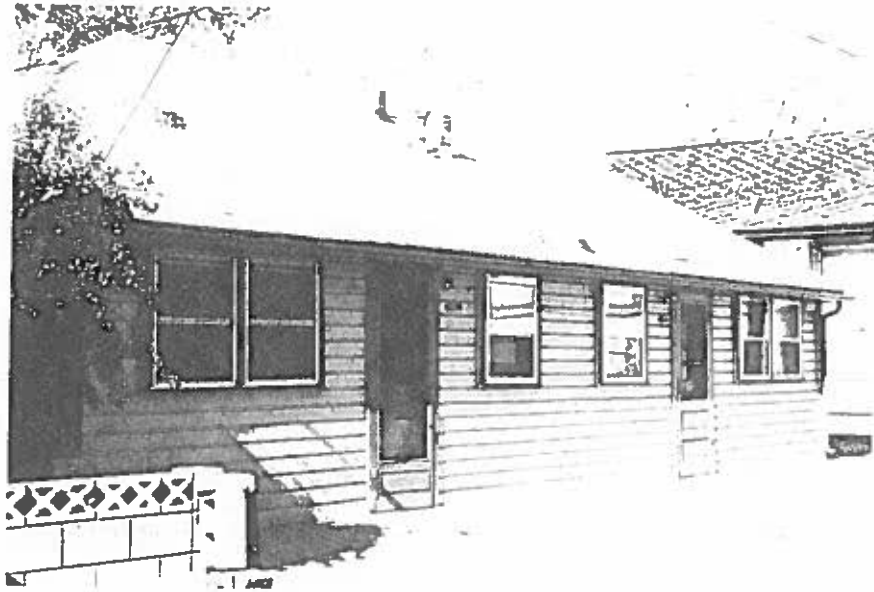
ADDRESS: PO Box 20000-5020, Grand Junction, Colorado 81502-5020

PROJECT NAME: Grand Junction Historic Resources Survey, Phase 2



609 1/2 - 611 1/2 Grand Ave. , Grand Junction, Mesa Co, CO
2945-143-06-002 04/29/1996
Roll 43 Frame 10 View S Dir NE •

SME 86/7



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2945-143-06-002 04/29/1996
Roll 43 Frame 10 View S Dir NE •
SME8617